Metro Facts....

METRO TORONTO'S EMPLOYMENT PICTURE 1983-1988

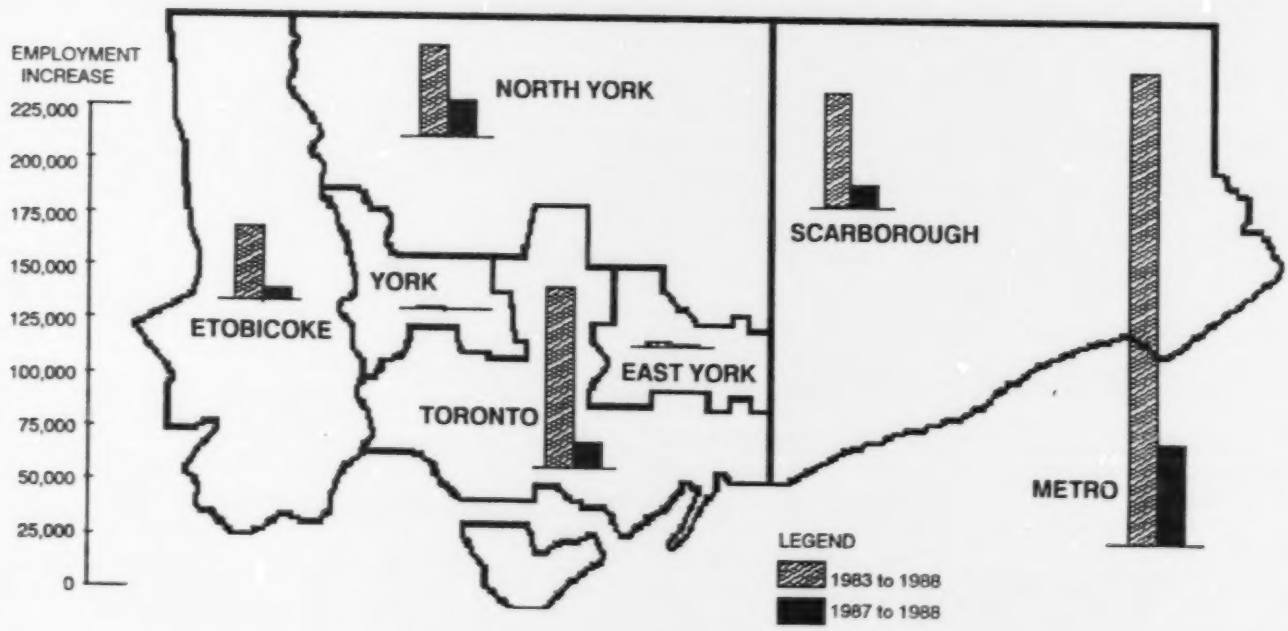
METROPOLITAN TORONTO PLANNING DEPARTMENT *Research Division*

11

January 1989

This report identifies the major characteristics of the Metropolitan Toronto's employment, specifically over the last two years and more generally since 1983, and gives an indication of the impacts of these trends on the overall Metropolitan economy. Employment figures are generated from the annual employment survey of business establishments, conducted by this Department.

EMPLOYMENT GROWTH BY MUNICIPALITY



As a reflection of the booming economy of Southern Ontario of which Metropolitan Toronto is the centre, employment within Metropolitan Toronto has increased significantly since 1983 by 220,000 from 1,103,684 to 1,322,580.

Since 1983, the percentage growth in all municipalities has been even more dramatic with Scarborough growing by 39.0%, followed by Etobicoke with 23.6%, Toronto 17.1%, North York 16.2%, East York 6.9% and York 5.2%.With the increase in employment, changes in the characteristics of the Metro economy have occurred. Some traditional Manufacturing/ Warehousing industries have moved out of Metro to locate, in most cases, in the surrounding regions. The loss of this employment has been more than compensated by the large growth in Office, Retail, Service and Institutional sectors. (See definitions on last page). As illustrated by the figure above, the growth in 1988, of 46,000, was just above the average growth for Metro over the last five years of 44,000. Of significance is the growth in the area municipalities; especially 1987 to 1988. In this year all municipalities showed growth, the largest growth occurring in North York with over 16,000, followed by Toronto with over 12,000, Scarborough 10,000, Etobicoke 6,000, East York 800 and York 400.

TOTAL EMPLOYMENT IN METROPOLITAN TORONTO

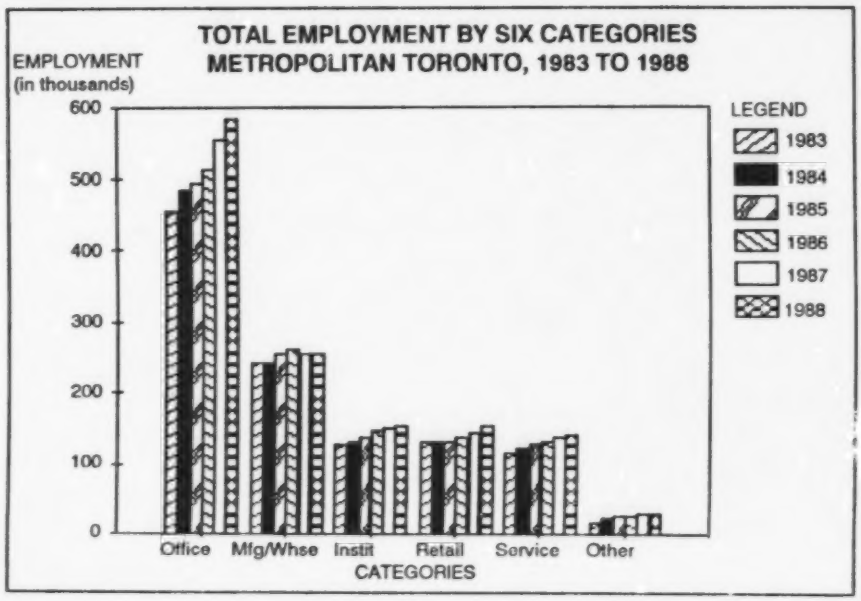
The total employment in Metropolitan Toronto in 1988 was 1,322,580. This represents an increase of 46,454, 3.6% over the 1987 figure of 1,276,126.

All six employment categories have increased since 1983. The only categories to show a slight decrease since 1987 were Manufacturing/Warehousing and Other.

Office continues to be the dominant employment category in Metro and has increased its share to 44.2% from 43.4% in 1987 and 41.5% in 1983. Since 1983, the Office category has increased by over 126,000 which accounts for 58% of the total growth over that period.

The remaining categories have also gained but to a smaller degree: Service 25,000, Institutional 24,000, Retail 20,000, Manufacturing/Warehousing 13,000 and Other 10,000.

From 1987 to 1988, Office accounted for 31,000 or 67% of the total increase, followed by Retail with 9,000, Institutional 5,000, Service 3,600 and small decreases in Manufacturing/Warehousing and Other.



TOTAL EMPLOYMENT BY CATEGORY, METROPOLITAN TORONTO
1983 - 1988

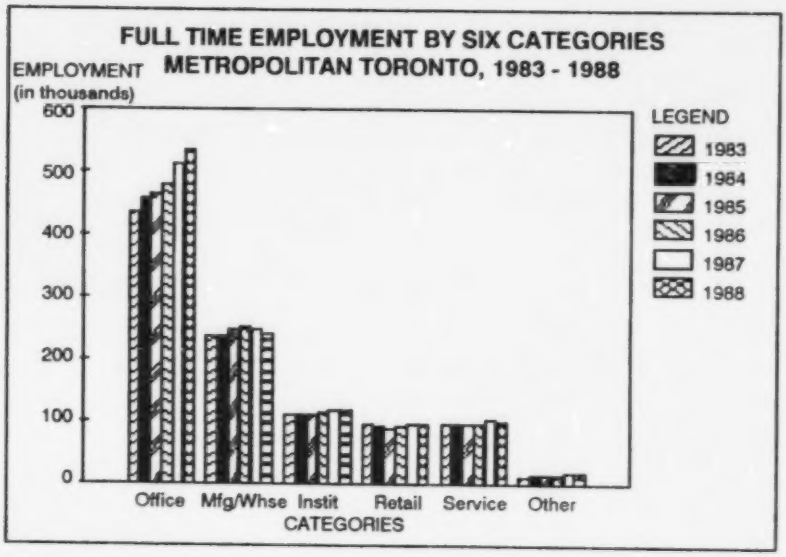
	Office	Mfg/Whse	Instit	Retail	Service	Other	Total
1983	458,390	244,060	130,594	133,581	117,608	19,251	1,103,684
%	41.5	22.1	11.8	12.1	10.7	1.8	100.0
1984	484,056	242,578	133,575	132,898	124,241	24,143	1,141,491
%	42.4	21.3	11.7	11.6	10.9	2.1	100.0
1985	496,561	257,709	139,174	132,983	128,785	26,451	1,181,663
%	42.0	21.8	11.8	11.3	10.9	2.2	100.0
1986	515,155	261,842	146,891	138,446	132,532	27,825	1,222,691
%	42.1	21.4	12.0	11.3	10.9	2.3	100.0
1987	553,856	257,038	150,124	145,273	138,853	30,982	1,276,126
%	43.4	20.1	11.8	11.4	10.9	2.4	100.0
1988	584,907	256,805	154,917	154,120	142,438	29,393	1,322,580
%	44.2	19.4	11.7	11.7	10.8	2.2	100.0

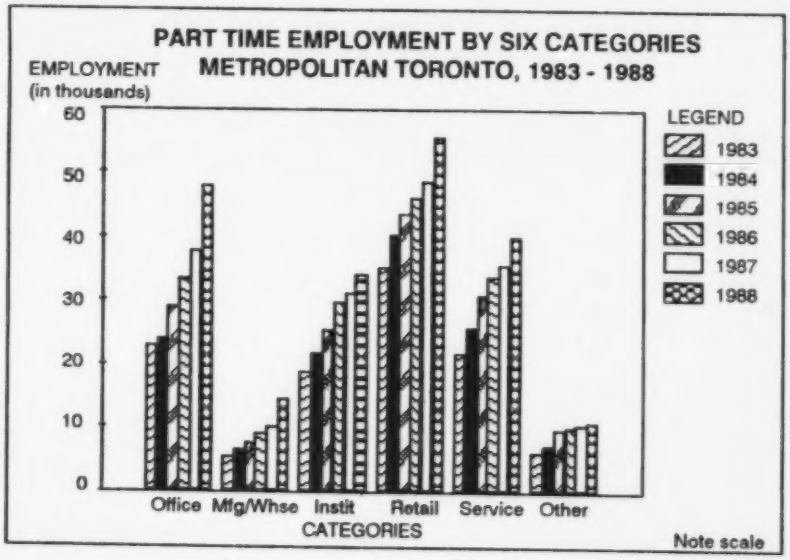
FULL TIME AND PART TIME EMPLOYMENT

There was a minor change in the definition of full time and part time employment for the 1988 survey. Full time employment is classified as thirty or more hours per week and part time employment is less than thirty. Previously, the split was made at twenty hours. This new definition reflects the changes in the working world and the way most employers now report their full time/part time split.

Office is the largest category of full time employment with a total of 536,948 or 48.0% of Metro Toronto's total of 1,118,055. This is followed by Manufacturing/Warehousing, 21.7%, Institutional, 10.7%, Service, 9.2%, Retail, 8.8%, and Other, 1.6%.

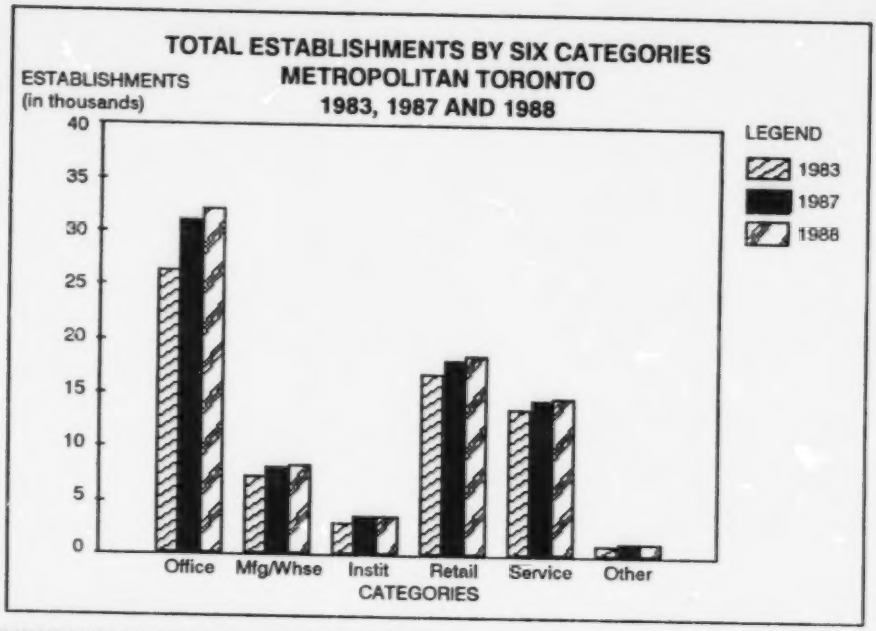
Of the total employment, 204,525 or 15.5% is part time employment. In 1983, 10.1% was part time and in 1987 this increased to 13.7% Since 1983, part time employment has grown annually in each of the six categories. The largest concentration of part time employment is in Retail, with 55,648 or 27.2%, followed by Office with 23.5%, Service with 19.6% and Institutional with 17.2%.





FULL TIME, PART TIME AND TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES METROPOLITAN TORONTO, 1988

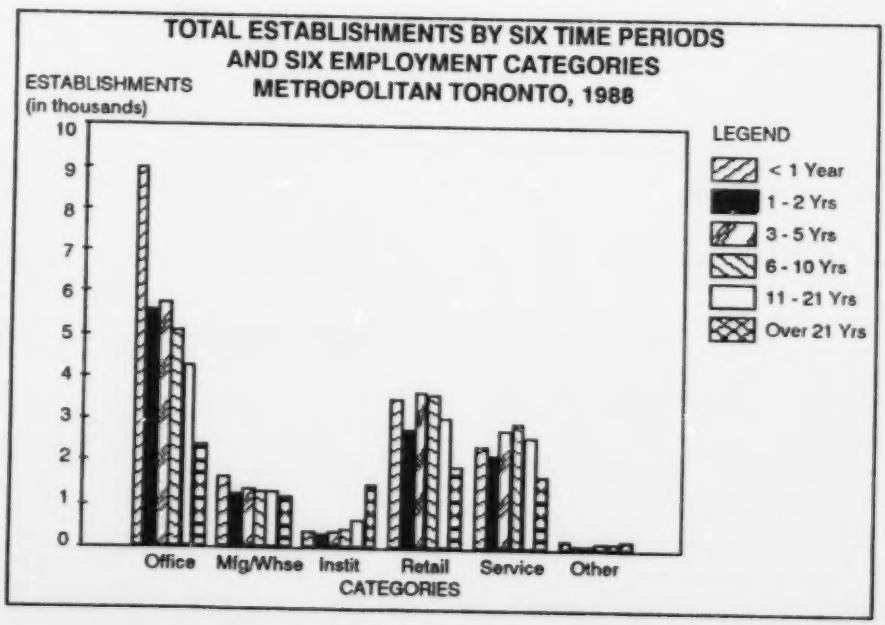
	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Full Time	536,948	91.8	242,318	94.4	119,707	77.3	98,472	63.9	102,318	71.8	18,292	62.2	1,118,055	84.5
Part Time	47,959	8.2	14,487	5.6	35,210	22.7	55,648	36.1	40,120	28.2	11,101	37.8	204,525	15.5
Total	584,907	100.0	256,805	100.0	154,917	100.0	154,120	100.0	142,438	100.0	29,393	100.0	1,322,580	100.0



TOTAL ESTABLISHMENTS IN METROPOLITAN TORONTO

The number of total establishments in Metro Toronto has increased since 1983. The number of establishments in 1988 was 78,993, a net increase of 10,250 or 14.9% over 1983 and a gain of 2,023, 2.6% over 1987. Nearly 41% or 32,237 of the establishments are in Office . All categories have shown growth since 1983 . The fact that existing companies are expanding and new ones are continuing to open up at a significant rate indicates that currently Metro's economy is healthy.

Almost 22% of the 78,993 establishments have existed less than 1 year. Office establishments have the shortest length of occupancy as 28.0% of them have existed less than 1 year due to a large percentage of new establishments being in this category. Institutional establishments have the longest length of occupancy as 40.7% have survived more than 21 years. This is a reflection of the number of hospitals and schools which tend to exist in the same location for many years.



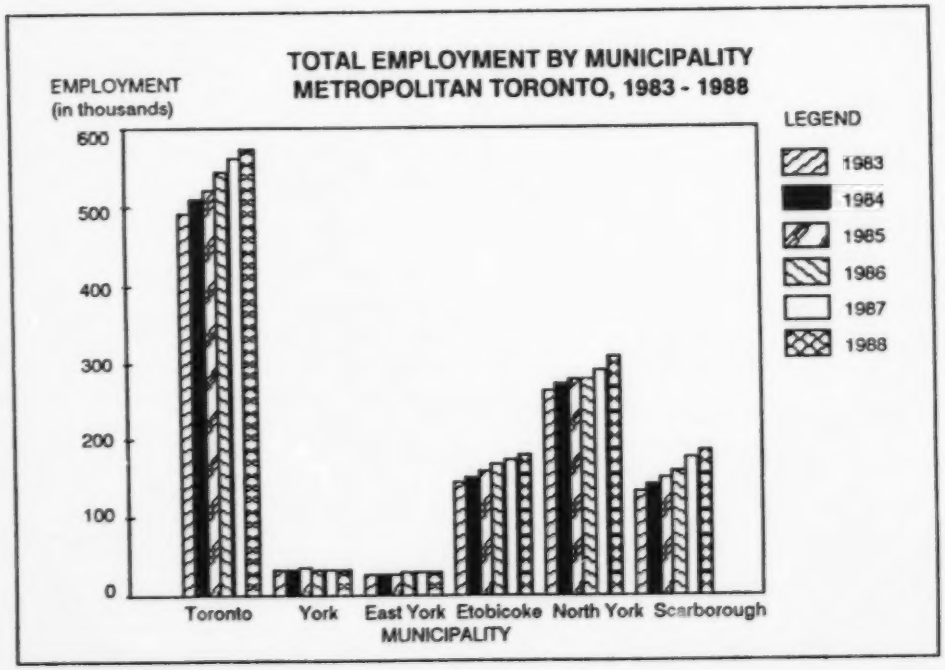
EMPLOYMENT BY MUNICIPALITY

While all municipalities experienced an employment growth in the past year, North York and Scarborough were the only municipalities to increase their share of the total employment in Metro Toronto. This has mostly been due to the large growth in the North York Centre and the development of some of the vacant land in Scarborough. In all cases when the 1983 and 1988 population per total employment ratios were calculated, the ratios decreased, indicating that employment per municipality was increasing faster than population. The 1988 population to employment ratio for Metro's municipalities ranges from 1.0 in Toronto to 3.7 in York. Toronto's 1:1 ratio is due to the large employment concentration in the Central Area.

TOTAL EMPLOYMENT BY MUNICIPALITY, METROPOLITAN TORONTO 1983 - 1988

	Toronto	York	East York	Etobicoke	North York	Scarborough	Total
1983	491,896	33,552	29,197	147,439	265,723	135,877	1,103,684
%	44.6	3.0	2.6	13.4	24.1	12.3	100.0
1984	510,049	34,218	27,257	152,247	273,858	143,862	1,141,491
%	44.7	3.0	2.4	13.3	24.0	12.6	100.0
1985	522,109	35,547	28,066	162,466	280,258	153,217	1,181,663
%	44.2	3.0	2.4	13.7	23.7	13.0	100.0
1986	545,252	34,953	29,711	171,412	279,537	161,826	1,222,691
%	44.6	2.9	2.4	14.0	22.9	13.2	100.0
1987	563,689	34,874	30,457	176,420	292,123	178,563	1,276,126
%	44.2	2.7	2.4	13.8	22.9	14.0	100.0
1988	576,040	35,310	31,211	182,303	308,780	188,936	1,322,580
%	43.5	2.7	2.4	13.8	23.3	14.3	100.0
1983 P/E*	1.2	4.0	3.4	2.0	2.1	3.3	1.9
1988 P/E	1.0	3.7	3.1	1.6	1.8	2.5	1.6

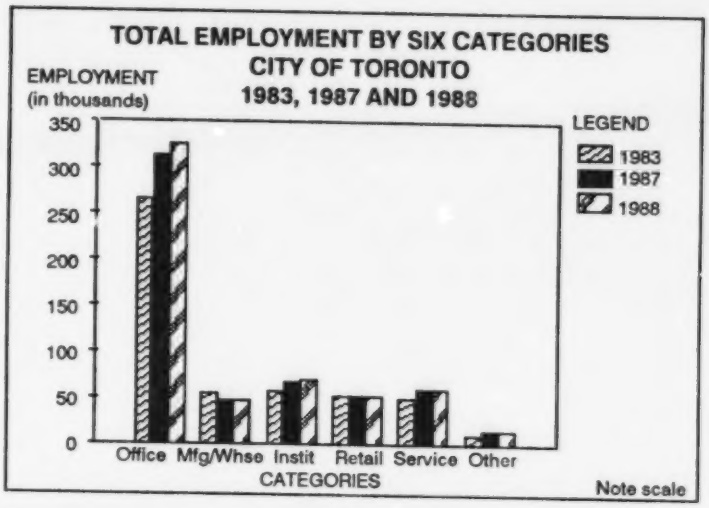
*Population to Employment ratio.



As expected, the City of Toronto dominates total employment in Metro Toronto as it accounts for 43.5%. North York follows with its share of 23.3% of the total, half the employment of the City of Toronto. Scarborough and Etobicoke are roughly equal at 14.3% and 13.8% respectively. The two smallest municipalities, York and East York, account for 2.7% and 2.4% each.

CITY OF TORONTO

The total employment has risen 84,144 from 1983, an increase of 17.1% to reach 576,040 in 1988. Office has increased by 22.7% and makes up 56.3% of the total, while Institutional, Service and Retail constitute 12.5%, 10.8% and 9.4% each. From 1987 to 1988, Toronto grew by over 12,000 with the Office and Institutional categories showing the greatest growths. As was the case in past years most of this growth is concentrated in the Central Area.

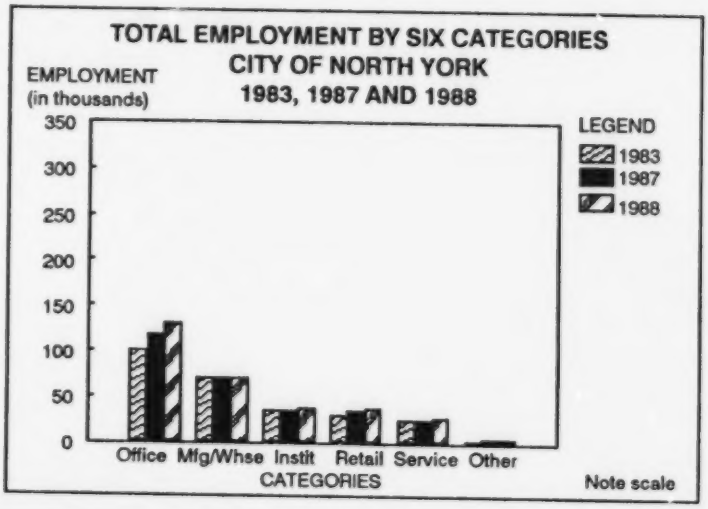


TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF TORONTO, 1983, 1987 AND 1988

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	264,488	53.8	54,798	11.1	58,479	11.9	52,327	10.6	50,655	10.3	11,149	2.3	491,896	100.0
1987	313,948	55.7	49,171	8.7	69,655	12.3	53,554	9.5	61,810	11.0	15,551	2.8	563,689	100.0
1988	324,599	56.3	48,400	8.4	71,770	12.5	54,230	9.4	62,041	10.8	15,000	2.6	576,040	100.0

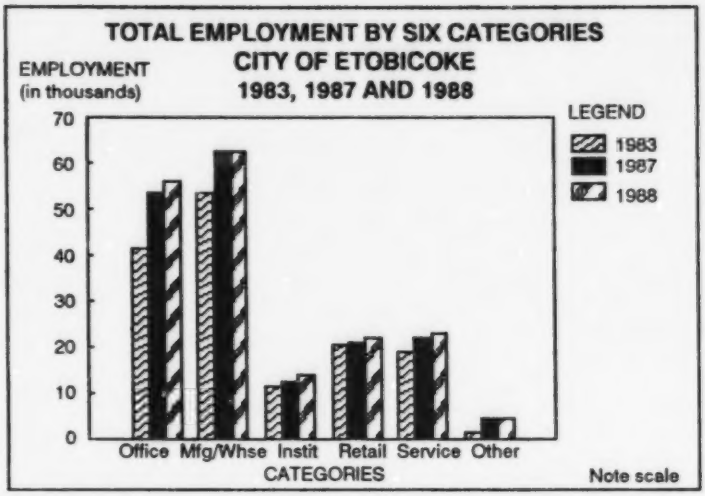
CITY OF NORTH YORK

The City of North York has a total employment of 308,780, an increase of 16.2% since 1983. During the past year it grew by 16,657, the largest amount of any municipality. The majority of the increase has been in the North York Centre and in some areas adjacent to the Don Valley Parkway. This increase has taken place primarily in Office which has gained 30,727 or 30.6% in the five year period to now account for 42.5% of the 1988 total. Manufacturing/Warehousing, Retail, Institutional and Service represent 22.9%, 12.1%, 12.0% and 8.6% respectively.



TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF NORTH YORK, 1983, 1987 AND 1988

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	100,342	37.8	71,891	27.0	34,978	13.2	30,410	11.4	24,733	9.3	3,369	1.3	265,723	100.0
1987	117,966	40.4	71,548	24.5	36,539	12.5	35,067	12.0	24,959	8.5	6,044	2.1	292,123	100.0
1988	131,069	42.5	70,825	22.9	37,069	12.0	37,341	12.1	26,666	8.6	5,810	1.9	308,780	100.0

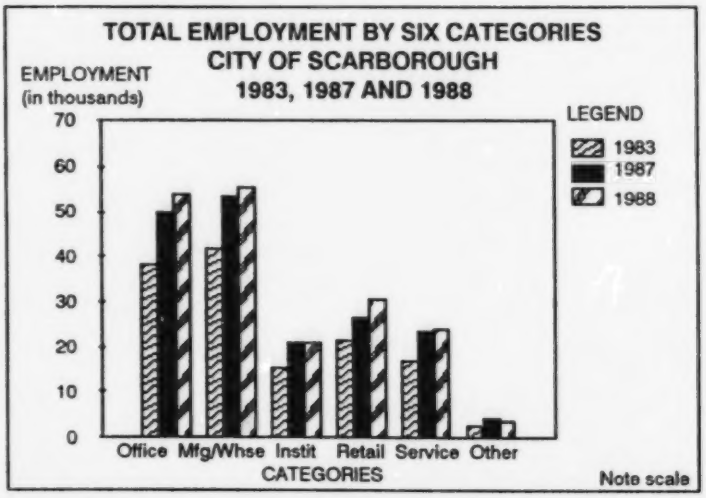


CITY OF ETOBICOKE

Total employment in the City of Etobicoke has increased 23.6% from 1983 and has now reached 182,303. Although each has increased since 1983, the changes in the past year indicate that Manufacturing/Warehousing is levelling off while Office, Institutional and Retail have shown the most significant increases.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF ETOBICOKE, 1983, 1987 AND 1988

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	41,535	28.2	53,437	36.2	11,447	7.8	20,671	14.0	18,903	12.8	1,446	1.0	147,439	100.0
1987	53,517	30.3	62,718	35.6	12,820	7.3	20,902	11.8	22,016	12.5	4,447	2.5	176,420	100.0
1988	56,112	30.8	62,353	34.2	14,285	7.8	22,260	12.2	22,902	12.6	4,391	2.4	182,303	100.0



CITY OF SCARBOROUGH

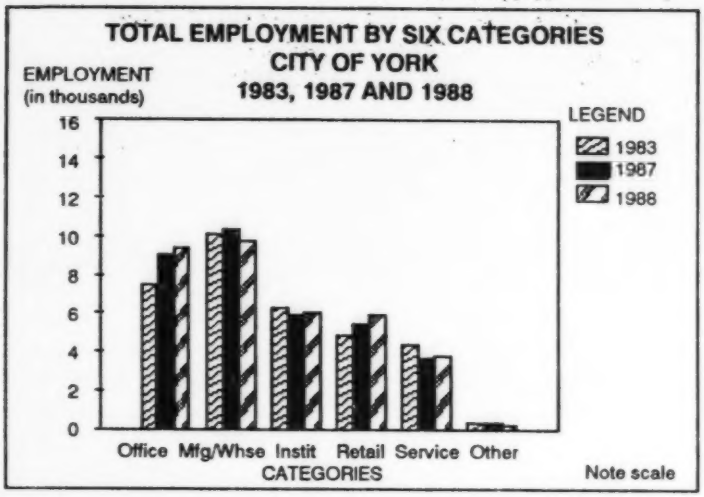
The City of Scarborough has gained 53,059 or 39.0%, in total employment since 1983, the largest per cent increase of all the municipalities. This growth has occurred in all categories. The fact that Manufacturing/Warehousing contains the most employment can be explained by the significant amount of available land in Scarborough that facilitates the location and expansion of these industries.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF SCARBOROUGH, 1983, 1987 AND 1988

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	38,102	28.0	41,570	30.6	15,499	11.4	21,513	15.8	16,809	12.4	2,384	1.8	135,877	100.0
1987	50,164	28.1	53,376	29.9	20,783	11.6	26,445	14.8	23,526	13.2	4,269	2.4	178,563	100.0
1988	54,161	28.7	55,397	29.3	21,137	11.2	30,607	16.2	24,095	12.7	3,539	1.9	188,936	100.0

CITY OF YORK

The total employment has risen 5.2% from 1983 to reach 35,310 in 1988. Manufacturing/Warehousing represents 27.4% while Office accounts for 26.6% of the total.The redevelopment of York's industrial areas has attracted many new office establishments. It is likely that the Office category will continue to grow and eventually become the largest employment category in York.

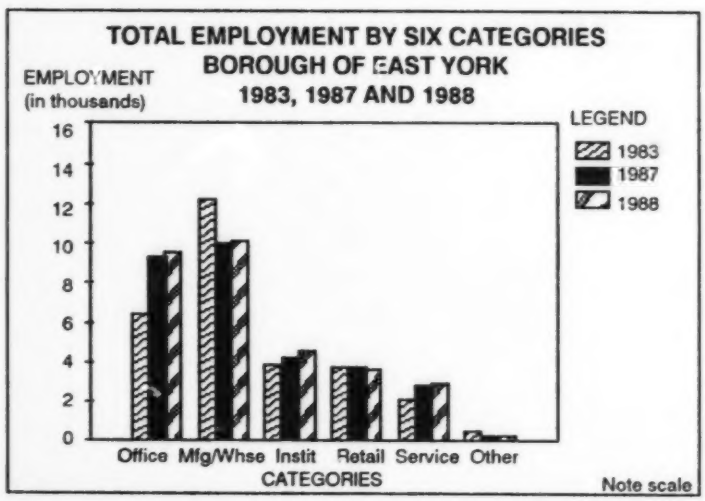


TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF YORK, 1983, 1987 AND 1988

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	7,454	22.2	10,053	30.0	6,311	18.8	4,861	14.5	4,468	13.3	405	1.2	33,552	100.0
1987	9,009	25.8	10,271	29.5	6,011	17.2	5,544	15.9	3,680	10.6	359	1.0	34,874	100.0
1988	9,394	26.6	9,680	27.4	6,089	17.3	6,013	17.0	3,818	10.8	316	0.9	35,310	100.0

BOROUGH OF EAST YORK

The total employment has increased 6.9% from 1983 and now totals 31,211 with most of the growth in the Office sector. Manufacturing/Warehousing, though declining from 1983, and Office are the two largest categories contributing 32.5% and 30.7% respectively . Employment in the Institutional and Service categories has also increased over the five year time period.



TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
BOROUGH OF EAST YORK, 1983, 1987 AND 1988

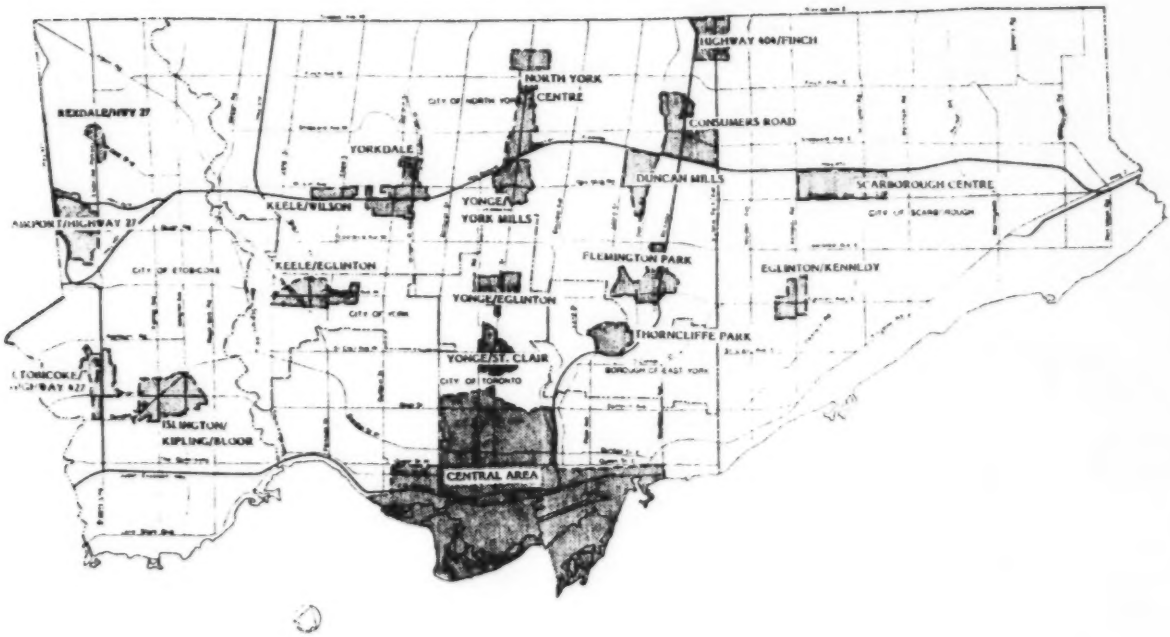
	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1983	6,469	22.1	12,311	42.2	3,880	13.3	3,799	13.0	2,240	7.7	498	1.7	29,197	100.0
1987	9,252	30.4	9,954	32.7	4,316	14.2	3,761	12.3	2,862	9.4	312	1.0	30,457	100.0
1988	9,572	30.7	10,150	32.5	4,567	14.6	3,669	11.8	2,916	9.3	337	1.1	31,211	100.0

KEY EMPLOYMENT AREAS

Introduction

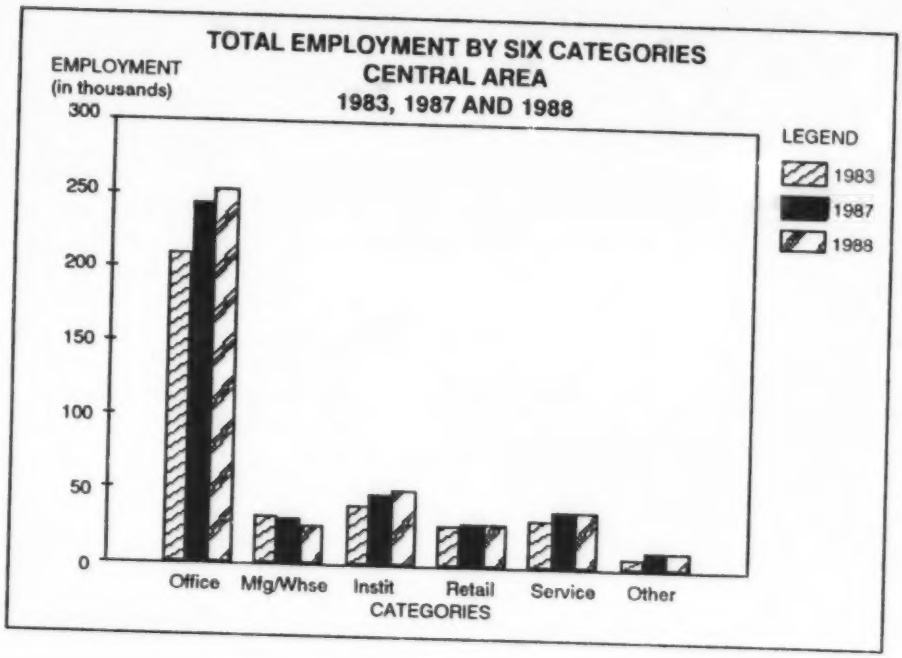
Currently there are nineteen Key Employment Areas being monitored in accordance with a fundamental aim of the Metropolitan Toronto Official Plan to create a multicentred urban structure. The locations and names of these areas are shown on the following map.

KEY EMPLOYMENT AREAS



The total employment in the Key Employment Areas has grown steadily from 1983, with 526,472 to 639,282 or 48.3% of the Metro total in 1988. This is an increase of 27,128, 4.4%, from 1987. Over two-thirds of the 1988 Office employment in Metro is located within these Key Employment Areas. The percentages of the remaining categories are: Other 56.2%, Service 43.4%, Institutional 39.0%, Retail 34.2% and Manufacturing/Warehousing 19.9%.

The Central Area and five Major Centres namely, North York, Scarborough, Islington/Kipling/ Bloor, Yonge/St. Clair and Yonge/Eglinton will now be described in detail. The other Key Employment Areas are listed in a table on page 18.



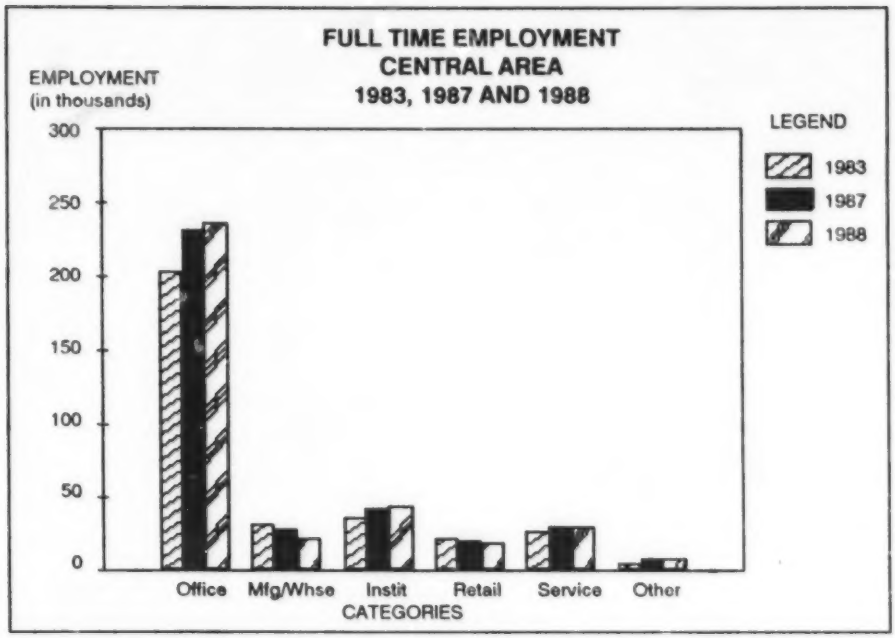
The Central Area

Total employment in the Central Area reached a new peak of 413,971 in 1988 after annual increases of 12,008, 8,733, 18,298 and 15,309 from its 1983 level of 351,105. The current total is an increase of 8,518, 2.1%, over 1987. As expected, Office continues to dominate and represents 61.3% of the employment followed by Institutional 12.6%, Service 9.6% and Retail 7.1%. Office employment in the Central Area accounts for 43.4% of the Metro Toronto Office total.

The part time percentage of total employment in the Central Area has increased by 8.2, 9.2, 10.6, 12.4 and 11.6% annually from 1983 to 1987. In 1988, there was a total of 55,822 part time employees which represents 13.5% of the total employment.

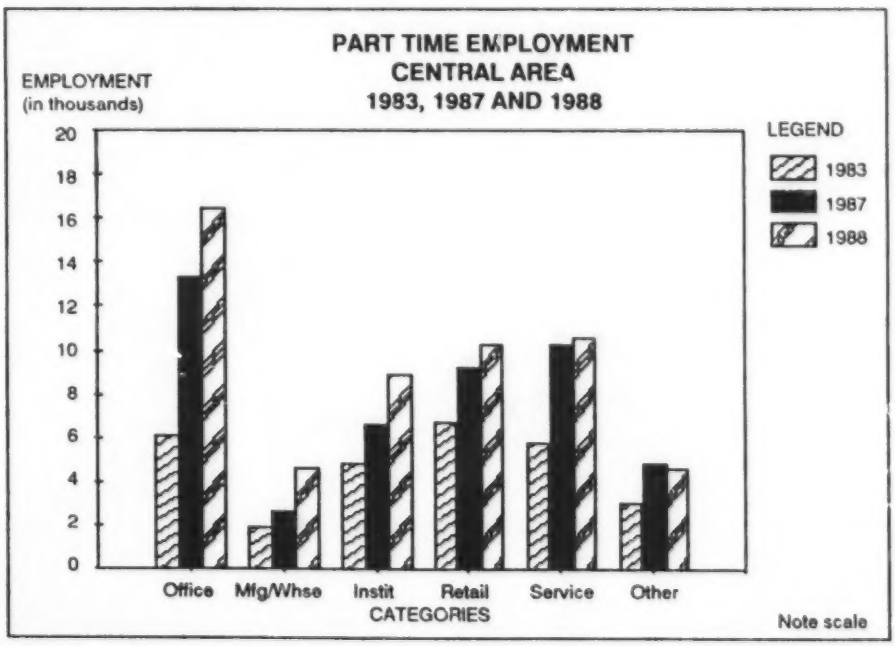
FULL TIME, PART TIME AND TOTAL EMPLOYMENT BY TYPE
CENTRAL AREA, 1983, 1987 AND 1988

	OFFICE	MFG/WHSE	INSTIT	RETAIL	SERVICE	OTHER	TOTAL
1983							
FT	203,401	31,034	35,399	21,415	26,114	4,998	322,361
PT	6,130	1,947	4,908	6,844	5,838	3,077	28,744
TOTAL	209,531	32,981	40,307	28,259	31,952	8,075	351,105
% A	59.7	9.4	11.5	8.0	9.1	2.3	100.0
1987							
FT	231,692	28,564	41,501	19,967	29,261	7,257	358,242
PT	13,329	2,681	6,711	9,291	10,324	4,875	47,211
TOTAL	245,021	31,245	48,212	29,258	39,585	12,132	405,453
% A	60.4	7.7	11.9	7.2	9.8	3.0	100.0
1988							
FT	237,167	22,214	43,039	19,371	29,138	7,220	358,149
PT	16,526	4,696	8,985	10,265	10,631	4,719	55,822
TOTAL	253,693	26,910	52,024	29,636	39,769	11,939	413,971
% A	61.3	6.5	12.6	7.1	9.6	2.9	100.0
% CHANGE 1983-1988	21.1	-18.4	29.1	4.9	24.5	47.9	17.9



Full time employment in the Central Area was unchanged from 1987 to 1988 with approximately 358,000 employment. This represented an 11.1% or 36,000 increase over the 1983 figure.

Office employment reached a new high of 237,167 and accounts for 66.2% of the Central Area.



The number of part time employees increased by 8,611, 18.2%, since 1987 to total 55,822. Office has the largest percentage of part time employment with 29.6% of the total, followed by Service with 19.0% and Retail with 18.4%.

Establishments

There are 18,702 establishments in the Central Area. The majority of them, 51.2%, are in Office employment. The other categories of significance are Retail and Service with 23.2% and 14.0% respectively.

There is a relationship between years of occupancy and employment per establishment; the longer the occupancy the greater the employment. Establishments existing for more than 21 years average 68.1 employees while establishments of less than 1 year's duration average 12.3 employees.

For the purpose of analysis, the Central Area is composed of the Financial District, Core (minus Financial District) and Fringe. Each of the three components increased in total employment over the past year.

The Financial District

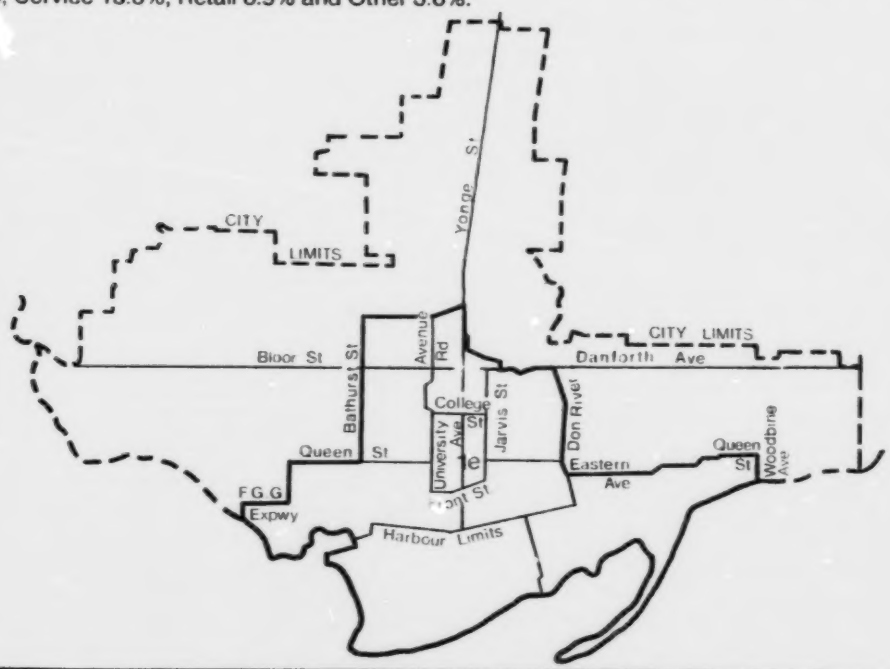
The total employment in the Financial District is 104,006 in 1988 compared with 103,750 in 1987. It is dominated by Office employment with 92,928. The Office category now forms 89.3% of the entire employment of this District and 15.9% of Office employment in Metro Toronto. Service and Retail employ 5,653 or 5.4% and 3,970, 3.8%, respectively, of the Financial District..

Core Area

The Core Area (minus the Financial District) contains a total employment of 200,037, an increase of 3,691 from 1987. Office accounts for 48.3%, 122,653, of the total of the Central Area and 21.0% of Office employment in Metro Toronto. Institutional, Service and Retail are responsible for 16.1%, 9.7% and 7.9% of the total employment of this component of the Central Area.

The Fringe

The total employment in the Fringe has increased to 109,928 in 1988 from 105,357 in 1987. Office, although it is the largest employment category in the Fringe with a total of 38,112, does not play as large a role as in the other two components of the Central Area. it is responsible for 34.7% of employment followed by Manufacturing/Warehousing 21.3%, Institution 18.0%, Service 13.3%, Retail 8.9% and Other 3.8%.



TOTAL EMPLOYMENT BY SECTOR, CENTRAL AREA, 1988

	OFFICE	%	MFG/ WHSE	%	INST.	%	RETAIL	%	SERVICE	%	OTHER	%	TOTAL	%
Financial District	92,928	36.6	234	0.9	73	0.1	3,970	13.4	5,653	14.2	1,148	9.6	104,006	25.1
Core (-Financial Dist)	122,653	48.4	3,304	12.3	32,131	61.8	15,873	53.6	19,496	49.0	6,580	55.1	200,037	48.3
Fringe	38,112	15.0	23,372	86.8	19,820	38.1	9,793	33.0	14,620	36.8	4,211	35.3	109,928	26.6
Total Central Area	253,693	100.0	26,910	100.0	52,024	100.0	29,636	100.0	39,769	100.0	11,939	100.0	413,971	100.0

The Five Centres to be examined below are major focal points of employment in Metropolitan Toronto. They also provide community oriented areas for social and recreational activities.

The purposes of the Centres as outlined in the Official Plan are as follows:

- multi-functional in use,
- compact and pedestrian oriented in their internal organization and design,
- intensive in their development relative to those areas which are not Centres.

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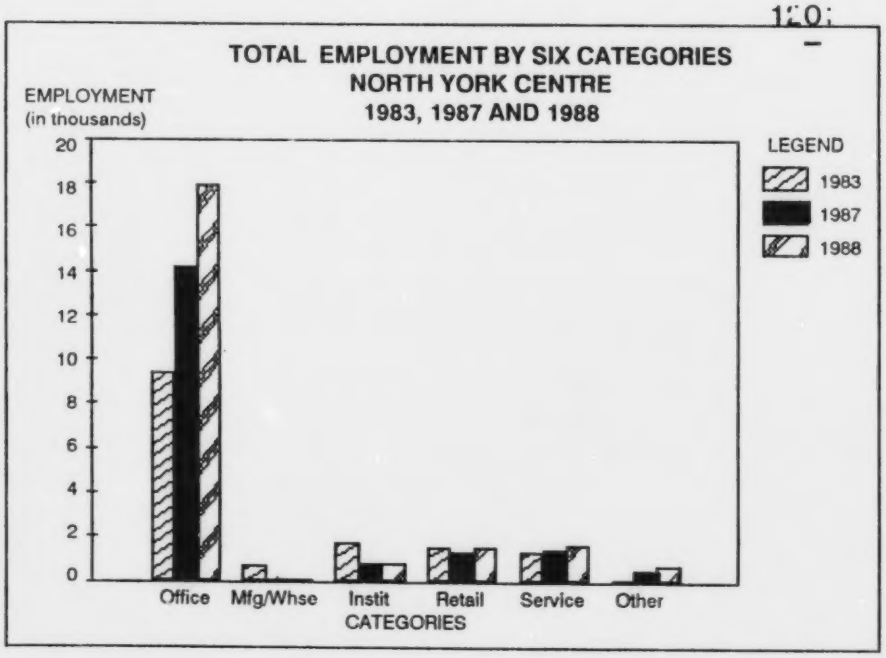


North York Centre

The North York Centre is the fastest growing Centre in Metropolitan Toronto. It has grown annually since 1983 and the occupancy of many new office towers increased its employment from 1987 by more than 4,000 an increase of 22.9% to 22,800 in 1988. The majority of the increase occurred in Office which stands at 17,893, an increase of 3,689 or 26.0%. Office constitutes 78.5% of the total employment. Manufacturing/Warehousing, Retail, Service and Other also increased while Institutional decreased slightly.

The North York Centre continues to increase its share of Metro Toronto's employment and now represents 1.7%.

The number of establishments increased to 1,034 in 1988 from 929 in 1987. More than half, 54.6 %, are in Office with Retail following with 19.2% while Service represents 18.8%. The Other category has the largest employee per establishment ratio at 36.3 followed by Office with 31.7 and Institutional at 25.4. Of the 1,034 establishments, 362 or 35.0%, have existed for less than 1 year while 186, or 18.0%, have been there for 1-2 years followed by 157 establishments representing 15.2% in the 3-5 year length of occupancy.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
NORTH YORK CENTRE, 1983, 1987 AND 1988

		OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
North York Centre	1983	9,214	63.6	672	4.6	1,667	11.5	1,510	10.4	1,334	9.2	101	0.7	14,498	100.0
	1987	14,204	76.5	91	0.5	832	4.5	1,387	7.5	1,506	8.1	532	2.9	18,552	100.0
	1988	17,893	78.5	110	0.5	763	3.3	1,571	6.9	1,738	7.6	725	3.2	22,800	100.0

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
SCARBOROUGH CENTRE, 1983, 1987 AND 1988

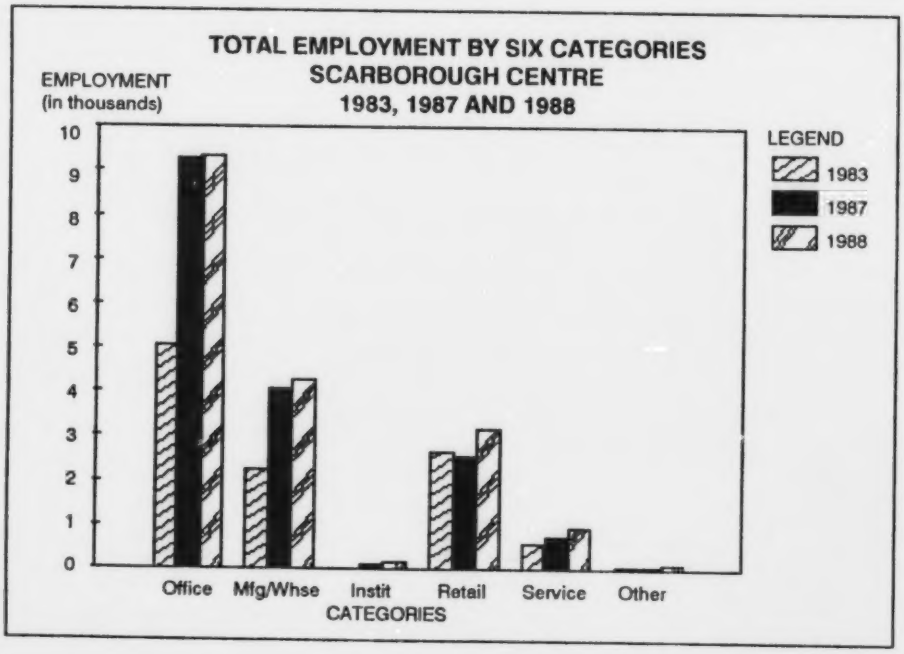
		OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Scarborough Centre	1983	5,101	47.5	2,281	21.2	10	0.1	2,703	25.1	592	5.5	68	0.6	10,755	100.0
	1987	9,302	54.8	4,110	24.2	144	0.9	2,598	15.3	757	4.5	52	0.3	16,963	100.0
	1988	9,354	51.6	4,281	23.6	179	1.0	3,223	17.8	975	5.4	115	0.6	18,127	100.0

The Scarborough Centre

The Scarborough Centre is similar to the North York Centre in that each contains their City Halls, major shopping facilities, libraries, etc. The total employment has increased 6.9% from 16,963 to 18,127 from 1987 to 1988.

Office employment accounts for 9,354 or 51.6% of the total employment of 18,127. Manufacturing/Warehousing represents 23.6% while Retail contributes 3,223 or 17.8%. Retail has gained the most in the past year as its gain of 625 represents an increase of 24.1%.

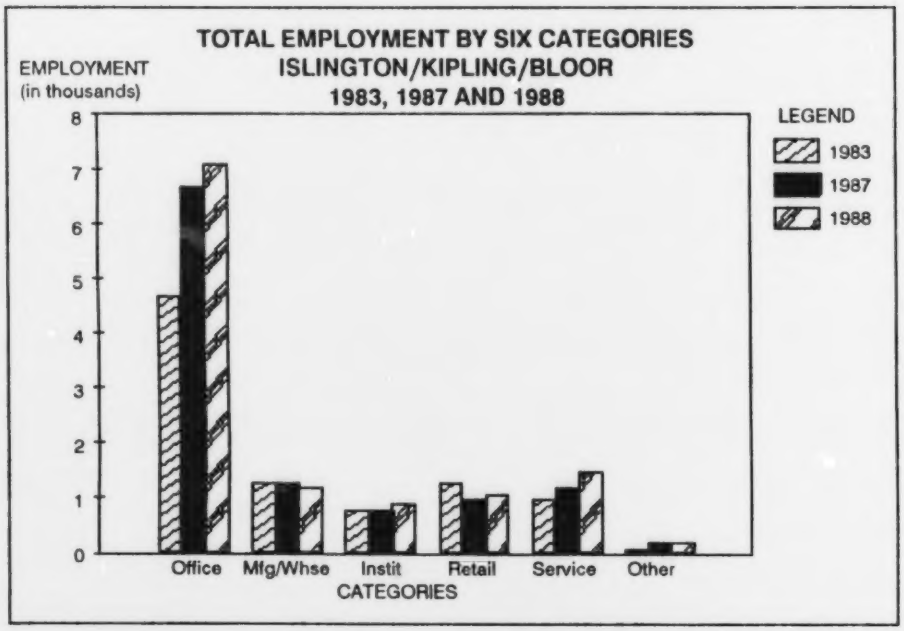
The Scarborough Centre now accounts for 1.4% of the total employment in Metro Toronto, an increase from 1.3% obtained in 1987.



The number of establishments has increased marginally in the past year to 548 from 538. The greatest number, 206, is in the Retail followed by Office with 160.

Office has the largest employee per establishment ratio at 59.0 followed by Other 38.3 and Manufacturing/ Warehousing with 36.9. Large office employers such as the City of Scarborough, Bell Canada and the Scarborough School Board are located in this Centre.

A total of 126 establishments representing 23.0 % of the total of 548 have been there from 11-20 years, 114 or 20.8% between 6-10 years, 101, 18.4% between 1-2 years, 96 or 17.5%, 3-5 years, 88 or 16.1% less than one year, and 23 or 4.2%, more than 21 years.



Islington/Kipling/Bloor

The Islington/Kipling/Bloor Centre, which is to become the major focal point of Etobicoke, however, it has yet to develop in the same manner as the North York and Scarborough Centres. So far only a few small office projects and some residential developments have been built but it is expected that it will expand extensively in the future.The Islington/Kipling/Bloor Centre gained 6.6% to reach a total employment of 11,926 in 1988. Office represents 59.6% with a total of 7,106, followed by Service, 12.5%, Manufacturing and Warehousing, 9.7%, Retail, 9.3%, Institutional, 7.3%, and Other, 1.6%.

This Centre continues to house 0.9% of Metro Toronto's total employment.

The total number of establishments has increased to 806 from 761. Office, Service and Retail represent 47.8%, 22.5% and 18.5% of the total number of establishments with 385, 181 and 149 respectively.

The largest number of employees per establishment is in Institutional, Manufacturing/ Warehousing and Office with 31.0, 24.1 and 18.5 respectively.

Of the 806 establishments 168 have existed less than 1 year, 159, 6-10 years, 141, 11-20 years, 130, 1-2 years, 112, 3-5 years and 94 more than 21 years.

**TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
ISLINGTON/KIPLING/BLOOR CENTRE, 1983, 1987 AND 1988**

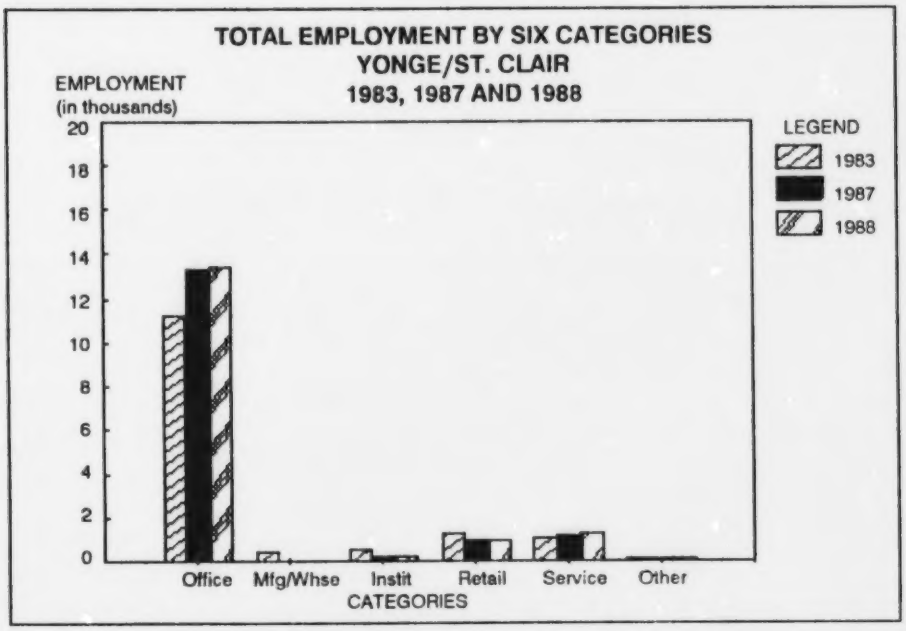
		OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Islington/	1983	4,724	52.1	1,221	13.5	790	8.7	1,290	14.2	948	10.4	97	1.1	9,070	100.0
Kipling/	1987	6,668	59.8	1,333	11.9	783	7.0	1,001	8.9	1,175	10.5	212	1.9	11,192	100.0
Bloor	1988	7,106	59.6	1,156	9.7	868	7.3	1,111	9.3	1,491	12.5	194	1.6	11,926	100.0

Yonge/St. Clair

The Yonge/St. Clair Centre is one of the more established and fully developed centres. The employment has remained stable, increasing its total employment by 1,864 from 1983 (14,436) to the 1988 figure of 16,300. Office employment accounts for 13,513 or 82.9% of the total. The second largest category is Service (1,290) which is 7.9%.

The Centre now accounts for 1.2% of the Metro Toronto total a decrease from 1.3% in 1987.

The total number of establishments has increased by 20 to 874 with Office accounting for 554 or 64%.



The largest number of employees per establishment is 24.4 in Office followed by 23.4 in Other and 19.8 in Institutional.

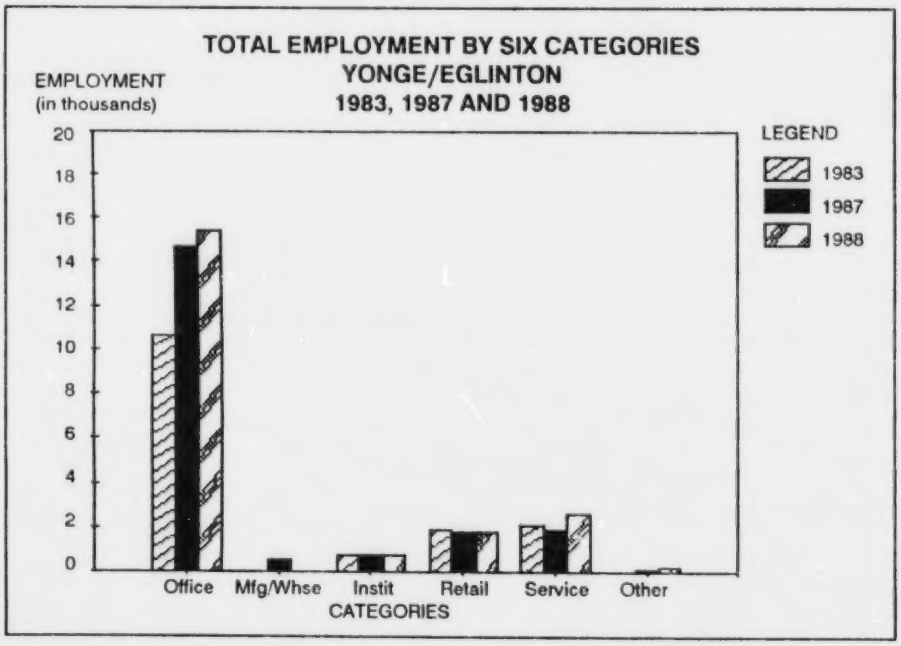
Of the 874 establishments, 206 have been there less than 1 year, 173 between 1-2 years, 168 from 6-10 years, 135 from 3-5 years, 123 between 11-20 years and 67 more than 21 years.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
YONGE/ST.CLAIR CENTRE, 1983,1987 AND 1988

		OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Yonge/	1983	10,902	75.5	499	3.5	541	3.7	1,242	8.6	1,082	7.5	170	1.2	14,436	100.0
St. Clair	1987	13,435	82.8	97	0.6	308	1.9	1,016	6.3	1,171	7.2	196	1.2	16,223	100.0
Centre	1988	13,513	82.9	97	0.6	257	1.6	979	6.0	1,290	7.9	164	1.0	16,300	100.0

Yonge/Eglinton Centre

The Yonge/Eglinton Centre, like the Yonge/St. Clair Centre is one of the older, more developed Centres. It previously employed the largest number of the major centres, however, it has now been surpassed by the North York Centre. The total employment has increased, albeit slightly in the past year. The new total is 21,138 a gain of 985. Office, as is the case in all Centres, is the largest employment category as its total of 15,425 represents 73.0%. The next two categories, Service and Retail are much smaller and represent 12.7% and 8.9% respectively.



The Centre's share of the Metro Toronto total remains at 1.6%.

Stability is once again indicated by the number of establishments which has risen from 1,171 to 1,191. The largest total is found in Office with 751.

The largest number of employees per establishment is found in Other with 21.2, Office, 20.5 and Institutional, 19.6.

Of the 1,191 establishments, 313 have been there less than 1 year followed by 238, between 1-2 years, 225 from 6-10 years, 175 from 11-20 years, 172 between 3-5 years and 65 more than 21 years.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
YONGE/EGLINTON CENTRE, 1983, 1987 AND 1988

		OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Yonge/	1983	10,703	67.8	97	0.6	762	4.8	1,916	12.1	2,205	14.0	115	0.7	15,798	100.0
Eglinton	1987	14,669	72.8	645	3.2	847	4.2	1,827	9.1	1,975	9.8	190	0.9	20,153	100.0
Centre	1988	15,425	73.0	59	0.3	803	3.8	1,881	8.9	2,695	12.7	275	1.3	21,138	100.0

The following summary table lists the remaining thirteen Key Employment Areas and their total employment by category for 1988.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
VARIOUS KEY EMPLOYMENT AREAS, 1988.

	OFFICE		MFG/WHSE		INSTITUTIONAL		RETAIL		SERVICE		OTHER		TOTAL	
	#	% A	#	% A	#	% A	#	% A	#	% A	#	% A	#	% A
EGLINTON/ KENNEDY	830	55.4%	1	0.1%	83	5.5%	278	18.5%	286	19.1%	21	1.4%	1,499	100.0%
REXDALE/ HIGHWAY 27	154	2.8%	0	0.0%	1,863	33.3%	1,722	30.7%	546	9.7%	1,317	23.5%	5,602	100.0%
AIRPORT/ HIGHWAY 27	1,951	35.6%	73	1.4%	10	0.2%	177	3.2%	3,223	58.8%	45	0.8%	5,479	100.0%
ETOBICOKE/ HIGHWAY 427	5,843	82.3%	211	3.0%	392	5.5%	152	2.1%	465	6.6%	37	0.5%	7,100	100.0%
KEELE/ EGLINTON	210	15.4%	248	18.1%	34	2.5%	728	53.2%	135	9.9%	13	0.9%	1,368	100.0%
KEELE/ WILSON	3,302	83.2%	0	0.0%	2	0.1%	228	5.7%	436	11.0%	0	0.0%	3,968	100.0%
YORKDALE	2,237	23.6%	1,075	11.3%	75	0.8%	3,757	39.6%	2,271	23.9%	74	0.8%	9,489	100.0%
YONGE/ YORK MILLS	2,260	88.5%	2	0.1%	115	4.5%	14	0.5%	103	4.0%	60	2.4%	2,554	100.0%
HIGHWAY 404/ FINCH	4,196	77.9%	673	12.5%	87	1.6%	141	2.6%	265	4.9%	24	0.5%	5,386	100.0%
CONSUMERS ROAD	12,916	89.3%	479	3.3%	15	0.1%	298	2.1%	665	4.6%	83	0.6%	14,456	100.0%
DUNCAN MILLS	8,548	65.2%	2,019	15.4%	330	2.5%	721	5.5%	723	5.5%	772	5.9%	13,113	100.0%
FLEMINGDON PARK	11,825	79.0%	2,558	17.1%	2	0.0%	68	0.5%	359	2.4%	157	1.0%	14,969	100.0%
THORNCLIFFE PARK	1,428	35.9%	1,066	26.8%	167	4.2%	864	21.8%	330	8.3%	118	3.0%	3,973	100.0%
TOTAL	55,700	62.6%	8,405	9.4%	3,175	3.6%	9,148	10.3%	9,807	11.0%	2,721	3.1%	88,956	100.0%

CONCLUSIONS

From 1983 to 1988, employment in Metropolitan Toronto has increased by nearly 220,000 or approximately 44,000 jobs per year. As total employment has grown in Metropolitan Toronto, the labour force has not kept pace. Labour force has increased only marginally. This has resulted in the residual employment commuting in from the surrounding Regions thus putting additional pressure on the already crowded transportation network. This is especially evident at the Metro Boundaries. In order to offset some of these problems, by striving to balance the ratio between Metro's employment and labour force, it is crucial that additional affordable housing units be made available either by construction or through intensification in Metropolitan Toronto. As well, improvements are necessary to the existing transportation system to keep the commuting manageable.

APPENDIX

DEFINITIONS:

Office:	All jobs in which the main function is with people behind a desk.
Manufacturing/ Warehousing:	All jobs in which the main function is people who make articles by physical labour or machinery, or where jobs are in a building in which goods are stored.
Institutional:	All jobs in which the main function is the promotion of education, health, protection, religious, charitable or other social purposes.
Retail:	All jobs in which the main function is selling goods.
Service: (in limited sense)	All jobs in which the main function is selling services, including accommodations.
Other:	All jobs in which the main function is involved with primary production, construction, transportation, entertainment and recreation.

For further information contact the Research Division at 392-8766.